



**Planning Commission**  
**May 10, 2016 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX 78701**

Fayez Kazi – Vice-Chair  
Karen McGraw  
Tom Nuckols  
Stephen Oliver – Chair  
Angela Pineyro De Hoyos  
James Schissler – Parliamentarian  
Patricia Seeger  
James Shieh – Secretary

Jeffrey Thompson  
Jose Vela III  
Trinity White  
Michael Wilson  
Nuria Zaragoza  
William Burkhardt – Ex-Officio  
Howard Lazarus – Ex-Officio  
Dr. Jayme Mathias – Ex -Officio

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from April 26, 2016.

Facilitator: Steve Hopkins, 512-974-3175

City Attorney: Melissa Vidal, 512-974-1071

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0010.01 - 2406 Hidalgo Street Plan Amendment; District 3](#)  
Location: 2406 and 2406-1/2 Hidalgo Street, Lady Bird Lake Watershed; Holly NP Area  
Owner/Applicant: City of Austin, Planning and Zoning Department (Maureen Meredith)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Industry to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0003 - 2406 Hidalgo Street Rezoning; District 3](#)  
Location: 2406 and 2406-1/2 Hidalgo Street, Lady Bird Lake Watershed; Holly NP Area  
Owner/Applicant: 2406 Hidalgo LP (David Kahn)  
Agent: Thrower Design (A. Ron Thrower)  
Request: LI-CO-NP to CS-MU-NP  
Staff Rec.: **Recommendation of CS-MU-CO-NP**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. Final Plat - VARIANCE ONLY:** [C8-2015-0227.0A - 1023 Springdale Subdivision; District 3](#)  
Location: 1023 Springdale Road, Boggy Creek Watershed; MLK NP Area  
Owner/Applicant: 1023 Holdings, LLC (Daryl Kunik)  
Agent: 1023 Holdings, LLC (Daryl Kunik)  
Request: The applicant requests a variance from LDC Section 25-4-151 which requires that streets of a new subdivision shall be aligned with and connect to streets on adjoining property. The applicant proposes to not connect Don Ann Street into the subdivision.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
- 4. Final Plat with Preliminary Plan - Resubdivision:** [C8-2015-0031.1A - E M Franklin Resubdivision of Lots 8 & 9, Block 2, Crest Haven Addition; District 1](#)  
Location: 2001 E M Franklin, Tannehill Branch Watershed; MLK NP Area  
Owner/Applicant: EM Franklin GP, LLC (Ryan Diepenbrock)  
Agent: PSW Homes, LLC (Casey Giles)  
Request: Approval of the resubdivision of two existing lots into a 16 lot subdivision on 4.647 acres  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Facilitator: [Steve Hopkins](#), 512-974-3175

City Attorney: [Melissa Vidal](#), 512-974-1071

5. **Site Plan - Conditional Use Permit:** [SPC-2015-0541A - Hops & Grains Tap Room; District 3](#)  
Location: 507 Calles Street, Colorado River Watershed; Holly NP Area  
Owner/Applicant: Josh Hare  
Agent: Moya Khabele  
Request: Approval of a Conditional Use Permit to convert a section of an existing brewery to a taproom for on-site consumption.  
Staff Rec.: **Recommended**  
Staff: [Donna Galati](#), 512-974-2733  
Development Services Department
6. **Final Plat - Resubdivision:** [C8-2015-0154.0A - Freeport Tech South; District 2](#)  
Location: 6001-1/2 Burleson Road, Carson Creek and Onion Creek Watersheds; McKinney NP Area  
Owner/Applicant: Burleson RD-HP, LP (Richard Anderson)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Freeport Tech South, a Resubdivision of Lot 1, Block A and Lot 1, Block B of the Expo Center Section II, comprised of 4 lots on 33.35 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
7. **Code Amendment:** [C20-2015-003 - Eliza Springs SOS](#)  
Request: Consider a site-specific amendment to City Code Chapter 25-8, Article 13 (Save Our Springs Initiative), including variances from City Code chapters 25-8-281 and 25-8-341 for the Eliza Springs outlet daylighting project located generally within Zilker Park.  
Staff Rec.: **Recommended**  
Staff: [Chris Herrington](#), 512-974-2840  
Watershed Protection Department
8. **Code Amendment:** [C20-2016-001 - Board of Adjustment Special Exception Extension](#)  
Request: Consider an amendment to Title 25 of the Land Development Code to extend the period for which the Board of Adjustment may grant special exceptions and associated fee waivers.  
Staff Rec.: **Recommended**  
Staff: [Leane Heldenfels](#), 512-974-2202  
Development Services Department

Facilitator: [Steve Hopkins](#), 512-974-3175

City Attorney: [Melissa Vidal](#), 512-974-1071

9. **Final Plat:** [C8-2016-0079.0A - Eastover; Resubdivision of a portion of Lot 8 Block A; District 1](#)  
Location: 3609 Munson Street, Boggy Creek Watershed; MLK NP Area  
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)  
Agent: Southwest Engineers (Miguel Gonzalez)  
Request: Approval of Eastover; Resubdivision of a portion of Lot 8 Block A composed of 2 lots on 0.25 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat:** [C8-2016-0083.0A - Janzow Addition; District 3](#)  
Location: 6123 Richardson Lane, Country Club East Watershed; Montopolis NP Area  
Owner/Applicant: Gretchen Janzow  
Agent: Hector Avila  
Request: Approval of Janzow Addition composed of 2 lots on 0.995 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
11. **Final Plat - Amended Plat:** [C8-2016-0085.0A - 2906 Greenlee Dr.; District 10](#)  
Location: 2906 Greenlee Drive, Taylor Slough South Watershed; West Austin NP Area  
Owner/Applicant: Idnani Lisa & Rajesh  
Agent: Perales Engineering (Jerry Perales)  
Request: Approval of 2906 Greenlee Dr composed of 2 lots on 1.04 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2016-0081.0A - Parkinson Place Resubdivision No. 1 Resubdivision of Lot 18-A; District 9](#)  
Location: 1411 Parkinson Drive, Harper's Branch Watershed; South River City NP Area  
Owner/Applicant: Lisa Schiller  
Agent: Hector Avila  
Request: Approval of the Parkinson Place Resubdivision No. 1 Resubdivision of Lot 18-A composed of 2 lots on 0.39 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Facilitator: [Steve Hopkins](#), 512-974-3175

City Attorney: [Melissa Vidal](#), 512-974-1071

13. **Final Plat -** [C8-2016-0080.0A - Amended Plat for Lot A and B Windsor Park III, Section 2; District 1](#)  
**Amended Plat:**  
Location: 5302 Old Manor Road, Fort Branch Watershed; Windsor Park NP Area  
Owner/Applicant: Gentrified Investments (Nathan Lange)  
Agent: Site Specifics (John Hussey)  
Request: Approval of the Amended Plat for Lot A and B Windsor Park III, Section 2 composed of 2 lots on a 0.36 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### **D. NEW BUSINESS**

1. [Butler Family Property; District 1](#)  
Discussion and possible initiation of rezoning for properties located at 1120 E. 12th Street; 1322, 1324, 1326, 1328, 1330, 1332, 1334, and 1336 E. 12th Street. (Butler Family Property)  
  
Staff: [Jerry Rusthoven](#), 512-974-3207; [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
2. [Review of Austin Water Capital Improvement Projects](#)  
Review of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone to boards and commissions for review and recommendation for approval to include in Austin Water 5-year capital spending plan.  
Staff: [Kristi Fenton](#), Utility Finance Manager, 972-0178  
Austin Water Utility
3. **Discussion and possible action on amending the Planning Commission Bylaws and forward to Audit and Finance for approval.**
4. **Discussion and possible action on amending the Planning Commission Rules of Procedure.**

#### **E. ITEMS FROM COMMISSION**

1. [Discussion and possible recommendation of a resolution to forward to Mayor and Council in support of Mobility Priorities](#) (Commissioner Jose Vela/ Planning Commission)

Facilitator: [Steve Hopkins](#), 512-974-3175

City Attorney: [Melissa Vidal](#), 512-974-1071

## **F. COMMITTEE REPORTS**

Committee on Codes and Ordinances

Committee on the Comprehensive Plan

Garage Working Group

Land Development Code Advisory Group

Small Area Planning Joint Committee

## **G. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.

Facilitator: [Steve Hopkins](#), 512-974-3175

City Attorney: [Melissa Vidal](#), 512-974-1071